



Lyndale, Bainbridge Holme Road, Tunstall, Sunderland, Tyne & Wear, SR3 1YR

£279,950

THOMAS WATSON

Estate Agents

We urge early inspection of this superb 3 bedroom detached house situated in this extremely popular residential location close to local shops, schools and all amenities. The property has a modern open plan design ideal for the small family and internal inspection will not fail to impress. Benefitting from full gas central heating, UPVC double glazing and good decorative order throughout. Briefly comprising hallway, cloaks/WC, living room, opening through to dining room, fully fitted kitchen with central island, 3 double first floor bedrooms, family bathroom/WC. Attached garage with driveway and attractive easily managed gardens to front and rear. Highly recommended.



**ACCOMMODATION COMPRISES
GROUND FLOOR**

HALLWAY

Staircase off. Storage cupboard

CLOAKS/WC

Wood strip floor. Suite comprising wash hand basin and low level WC.



LIVING ROOM 3.68 x 3.51 (12'1" x 11'6")

Central heating radiator. Opening through to dining room.



LIVING ROOM



DINING ROOM 3.47 x 3.68 (11'5" x 12'1")

Double glazed french doors leading to rear garden.



**KITCHEN/BREAKFAST ROOM 5.83 x 3.20
(19'2" x 10'6")**

Range of fully fitted wall, floor units and work surfaces. Stainless steel sink unit and single drainer. Central island unit. Wood strip floor. Combi boiler. Automatic dishwasher. Range cooker and Washing machine.



KITCHEN/BREAKFAST ROOM



FIRST FLOOR

LANDING

BATHROOM/WC 3.18 x 2.15 (10'5" x 7'1")

Luxury suite comprising free standing bath, pedestal wash hand basin, low level WC. Shower cubicle with plumbed in shower. Fully tiles walls.



BATHROOM/WC



BEDROOM 1 (front) 3.34 x 4.40 (10'11" x 14'5")

Central heating radiator.



BEDROOM 1



BEDROOM 2 (rear) 4.03 x 3.29 (13'3" x 10'10")

Central heating radiator.



THOMAS WATSON

Estate Agents

BEDROOM 3 (front) 3.35 x 2.15 (11'0" x 7'1")

Central heating radiator. Built in wardrobe.



EXTERNAL

Attached garage with driveway. Gardens to front and rear with decking, astro turf and fencing.



EXTERNAL



Disclaimer

Thomas Watson Ltd for themselves and for the vendor/vendors of this property give notice that: These particulars do not constitute any part of an offer or contract. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these particulars. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Neither Thomas Watson Ltd nor any person in their employment has authority to make or give any representation or warranty what so ever in relation to this property. We have not tested the services or any equipment or appliances in this property. Accordingly as with all information provided, we strongly recommend prospective buyers to commission their own survey or report before finalising their offer to purchase. Measurements have been taken with a laser tape measure. Room sizes are approximate and are only intended for use as general guidance. Tenure, service charges and ground rent (where applicable) are given as a guide only, and should be checked and verified by your solicitor prior to a legal commitment to purchase. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

45 Frederick Street, Sunderland, Tyne & Wear, SR1 1NF

T: 0191 514 2020

sales@thomaswatsonestateagents.co.uk

www.thomaswatsonestateagents.co.uk



THOMAS WATSON

Estate Agents



